



CONSTRUCTION SUMMARY

PURCHASER *ALEXANDER/MICHAEL ZALEZNIK*

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
228-8 / 1	<i>FLINT TH-04 (A) ERD</i>	2-Aug-17

Ref#	Quantity - Description	Approved	Notes
2470	BONUS: Granite kitchen countertops with undermount sink 3 Piece stainless steel appliances with white top loading washer and dryer Stainless steel under cabinet hood fan Extended uppers in kitchen (39-1/2") BBQ Gas line	26May17	
2471	BONUS: 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by 3/4 inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs	26May17	
3544	LARGER BASEMENT WINDOWS 30 X 24 (X2)	26May17	
3868	NO GARAGE MAN DOOR DUE TO GRADE	12Jun17	
4484	COUNTERTOP - UPGRADE 1 IN KITCHEN	02Aug17	
4485	HARDWOOD - UPGRADE 1 IN GREAT ROOM, HALL, BY STAIRS AND DEN IN LIEU OF STANDARD	02Aug17	
4486	TRIM - UPGRADE 1 STEP STYLE	02Aug17	
4487	DELETE ALL CERAMIC BATHROOM ACCESSORIES	02Aug17	
4488	PLUMBING - MASTER ENSUITE MOEN 3868EP/A725 T4171/3372 CHROME	02Aug17	
4489	CABINETRY - MATCHING WOOD VALANCE	02Aug17	
4490	ELECTRICAL - ROUGH IN ONLY FOR FUTURE LIGHT VALANCE **INCLUDES SEP SWITCH	02Aug17	
4491	ELECTRICAL - LED POTLIGHT WITH SEP SWITCH IN KITCHEN **INSTALL STANDARD LIGHT OVER ISLAND **LEAVE STANDARD LIGHT IN COOKING AREA ON OWN SWITCH	02Aug17	
4492	ELECTRICAL - LED POTLIGHT ON SEP SWITCH IN GREAT ROOM	02Aug17	
4493	STAIN OAK STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	02Aug17	
4494	CABINETRY - KITCHEN - BASE PIE CUT	02Aug17	
4495	CABINETRY - UPPER ANGLE CORNER CABINET	02Aug17	
4496	SMOOTH CEILINGS ON MAIN FLOOR ONLY	02Aug17	
4497	FRAMELESS GLASS SHOWER IN MASTER ENSUITE	02Aug17	

This Document is Extremely Time Sensitive - Printed 2 Aug 17 at 17:18

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	MOSAIC OAK TIMBER GREY	H 800 BC	K 319 (1)	C		
Island	MOSAIC OAK TIMBER GREY	H 800 BC	K 319 (1)	C		
Servery	NA					
Master Ensuite	SHAKER PVC TUXEDO	K 300 BC	PORTICO MARBLE 7735-58			
Main	SHAKER PVC TUXEDO	K 300 BC	PORTICO MARBLE 7735-58			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	RUSTIC GREY 13 X 13					
Basement Foyer	NA					
Powder Room	RUSTIC GREY 13 X 13					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	RUSTIC GREY 13 X 13					
Breakfast Floor	RUSTIC GREY 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	MALINA ICE 13 X 13					
Mstr Ensuite Floor	MALINA ICE 13 X 13			BIANC CARR		
Mstr Ensuite Shower	MALINA ICE 8 X 10		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Main Bath Floor	MALINA ICE 13 X 13					
Main Bath Tub Wall	MALINA ICE 8 X 10		NA	BIANC CARR		
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room		NA				
Dining Room		NA				
Family/Great Room	VINTAGE U-LOC RED OAK GRYPHON SELECT V PEARL UP # 1					
Den/Study/parlour/Library	VINTAGE U-LOC RED OAK GRYPHON SELECT V PEARL UP # 1					
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall	VINTAGE U-LOC RED OAK GRYPHON SELECT V PEARL UP # 1					
Upper Hall		OPENING NIGHT T-20				
Master Bedroom		OPENING NIGHT T-20				
Bedroom 2		OPENING NIGHT T-20				
Bedroom 3		OPENING NIGHT T-20				
Bedroom 4		NA				
Carpet Underpad		STANDARD				
Basement Foyer		NA				
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding			NA	
Bathroom Accessories	DELETE ALL	location			NA	
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL	228-8	


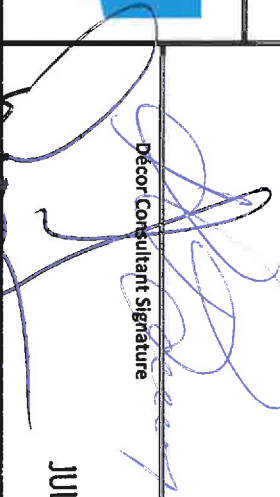
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.

** PAGE 1 OF 2 **

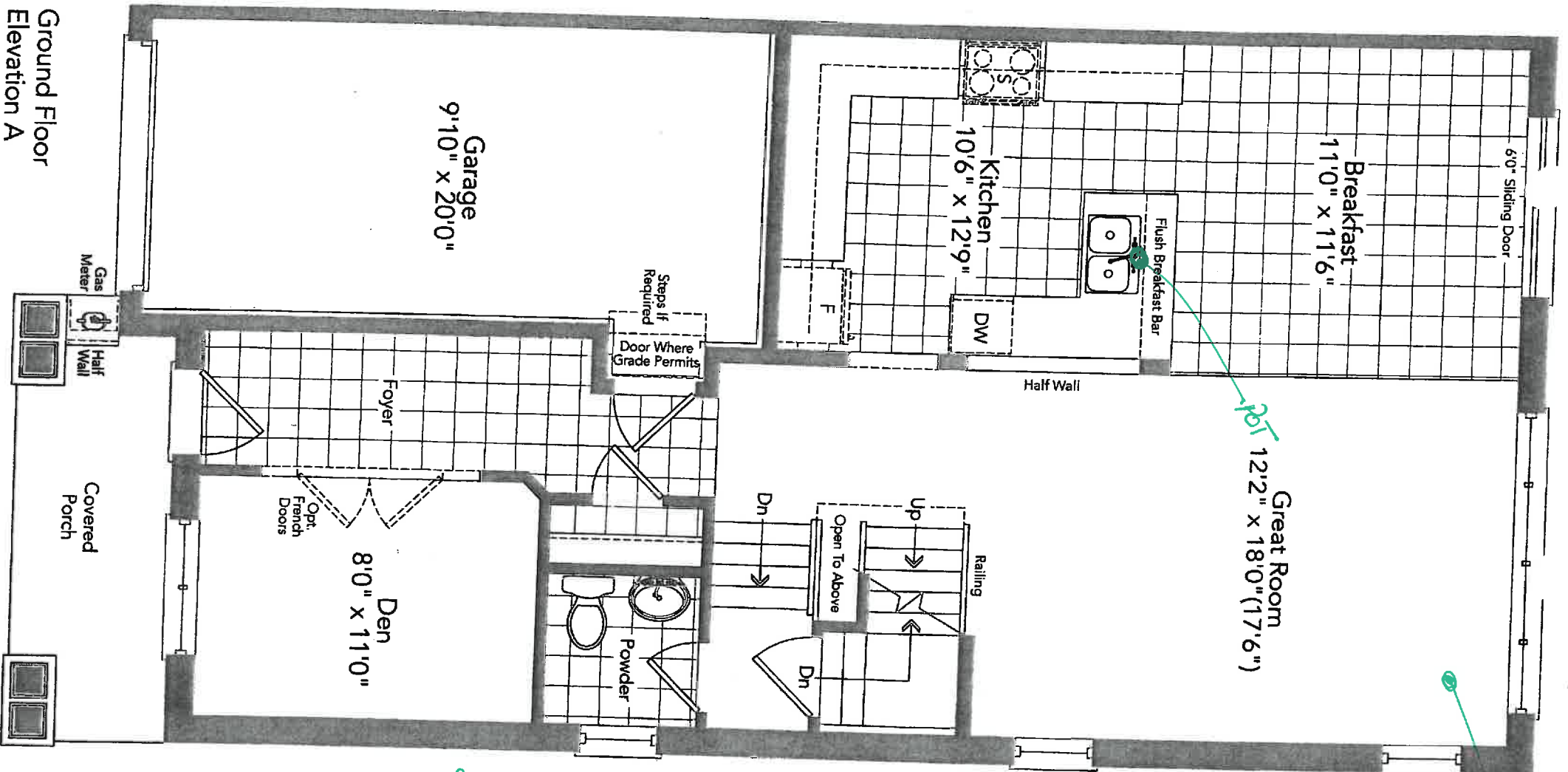
Purchaser Initial

Vendor

ZANCOR HOMES COLOUR CHART

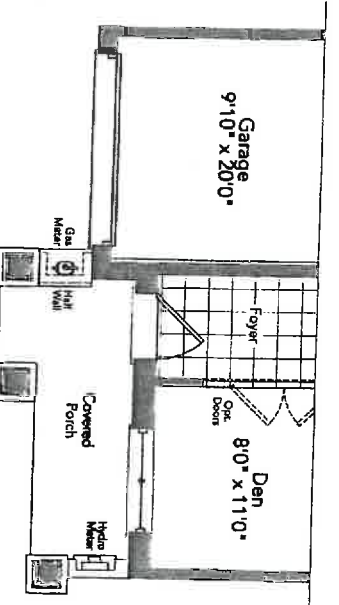
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH GRYPHON		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD		
Main to top of basement door Details:	STANDARD		
TRIM			
Casing/Baseboards	UPGRADE # 1 STEP		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	BIRCH WHITE	Master Beds	BIRCH WHITE
Living Room	NA	Bedroom 2	BIRCH WHITE
Dining Room	NA	Bedroom 3	BIRCH WHITE
Family/Great room	BIRCH WHITE	Bedroom 4	NA
Den/Study	BIRCH WHITE	Master Ens.	BIRCH WHITE
Main/Upper Hall	BIRCH WHITE	Main	BIRCH WHITE
Laundry	BIRCH WHITE	Twin	NA
Powder Room	BIRCH WHITE	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	UPGRADE SHOWER ONLY
Main	STANDARD	STANDARD	
2nd Ensuite	NA		
BASEMENT	NA		
Other			
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE BBQ	STANDARD		
WATERLINE to Fridge	NA		
Hood Fan Venting SIZE	6" STANDARD		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	NA		
ELECTRICAL for Bar Fridge	NA		
DISCLAIMER		INITIALS	
Colours of all materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendor's selection must be accepted by the purchaser			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
SITE: INNISFIL	TH-04 FLINT	LOT: 228-8	
PURCHASER(S):	ALEXANDER ZALEZNIK		
HOME #/CELL #	MICHAEL ZALEZNIK		
EMAIL:	416 878-2558		
DÉCOR NOTES			
FOR TRADE USE			
Any upgrades in the colour chart must be accompanied with a PES.			
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			
			
Purchaser Signature		Date	
Decor Consultant Signature		Date	
Vendor Signature		Date	

JUL 13 2017



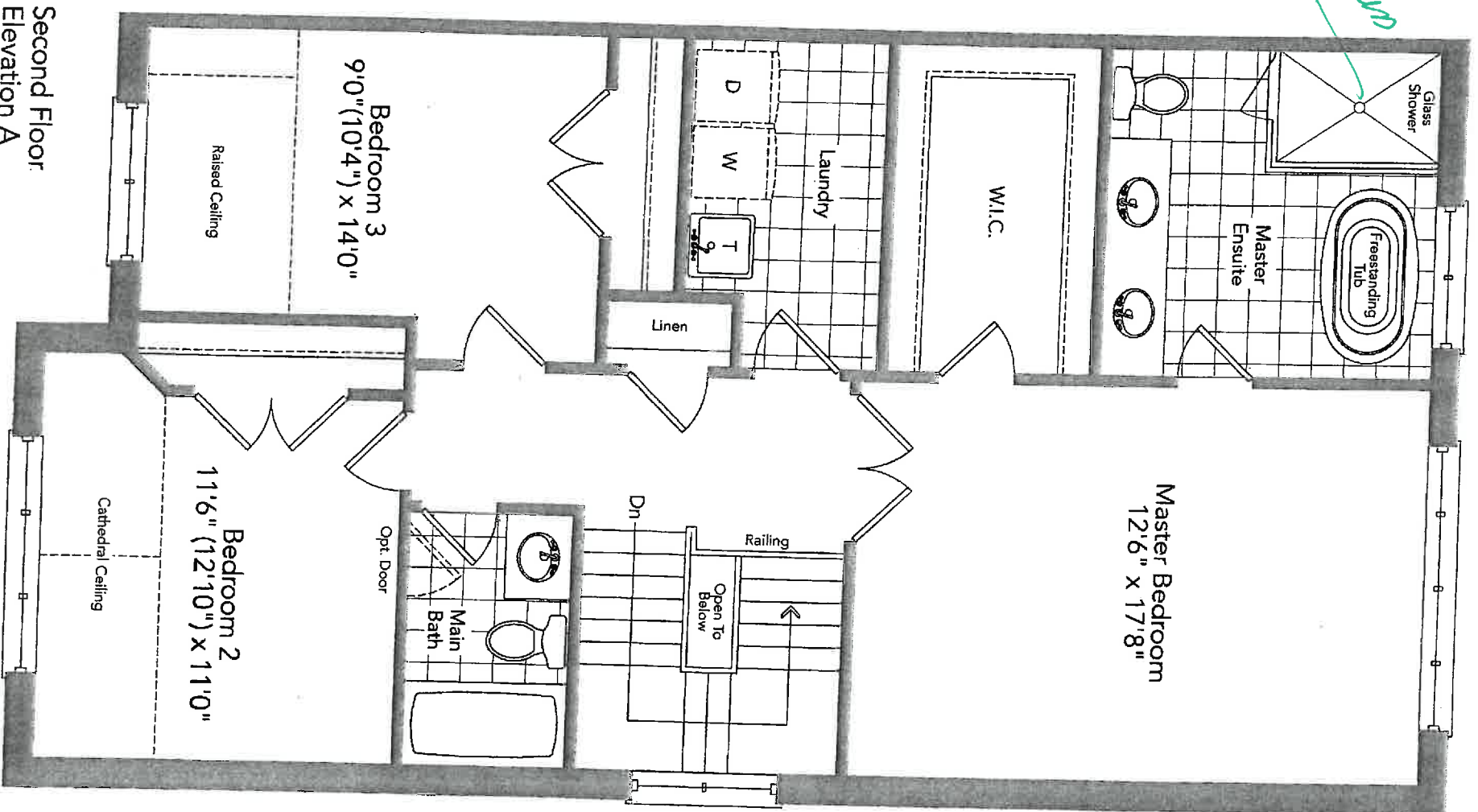
MAIN FL
SMOOTH
CELLINGS

Ground Floor
Elevation A



Partial Ground Floor
Elevation B

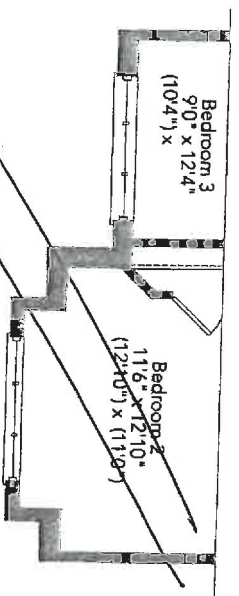
FLINT TH-04



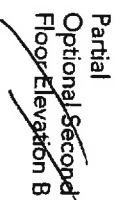
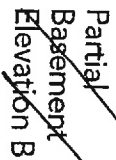
Franelin

FLINT TH-04

Partial Second Floor
Elevation B



LOT
228-8



LOT 228-8



Shower Packages

UPGRADE



July 5/17 Lot 228-8

OPT 1

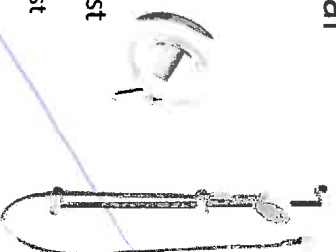


+

Standard Tub & Shower Set with
Hand Held / Slide Bar

Moen 3868EP/A725
Moen T4171/3372

Price CH \$
BN



OPT 2



+

Standard Tub & Shower Set with
Optional Ceiling Rain Head 10"

Moen S112/116651/AT2199
Moen T4171/3372

Price CH
BN



OPT 3

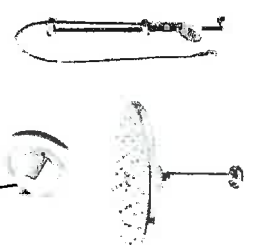


+

Standard Tub & Shower Set with
Optional Ceiling Rain Head and
Hand Held / Slide Bar (No Std Head)

Moen 3868EP/A725
Moen T4171/3372

Price CH
BN



Ariz

STANDARD CABINET HARDWARE
(New Image Kitchens)

Lot 223-8

July 5/17



AZ ME

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MGER

Revised:

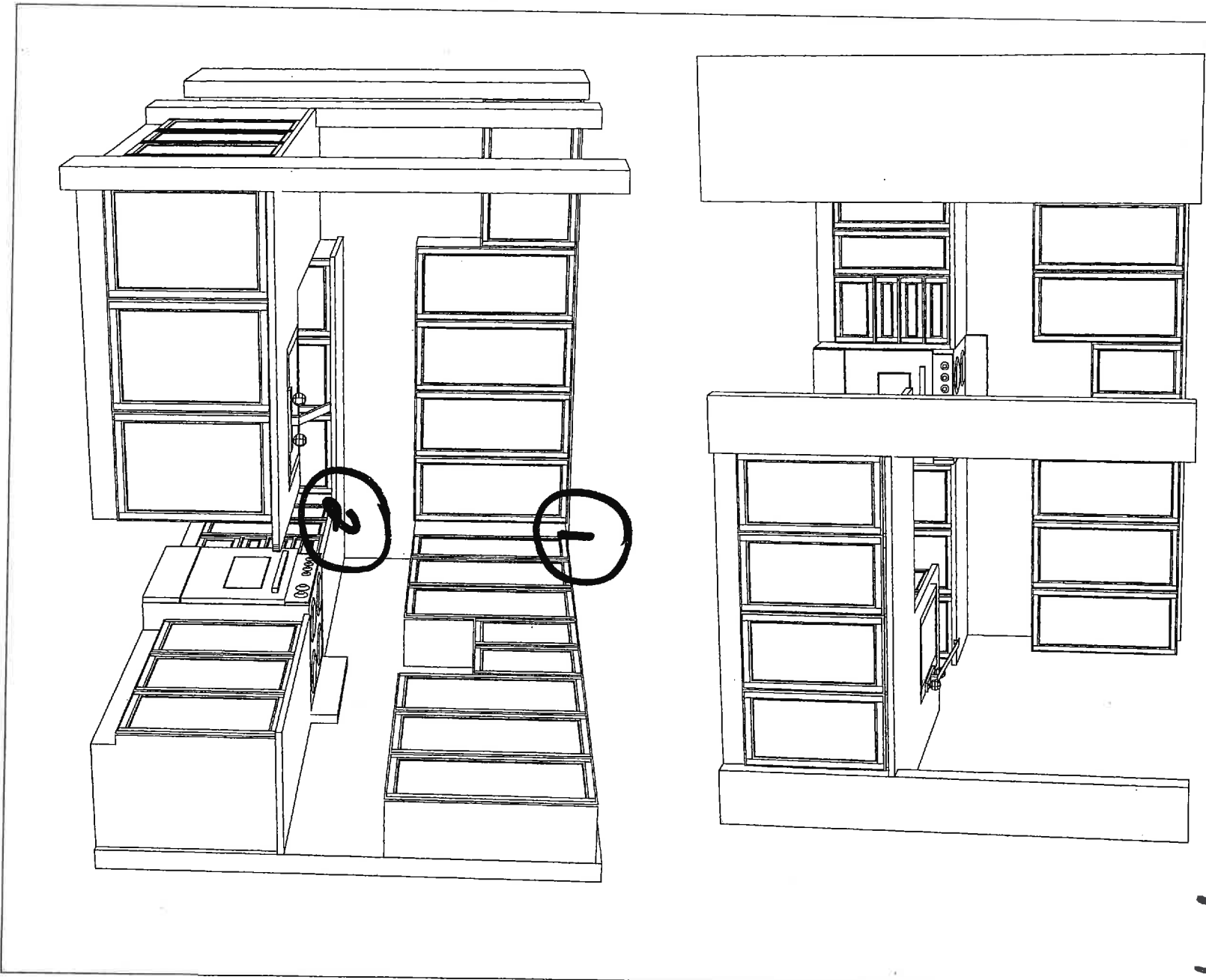
BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: TH-4 OPT. GROUND FLOOR

Lot 228-8

July 5/17



①

upper angle

②

Base Pic oc L

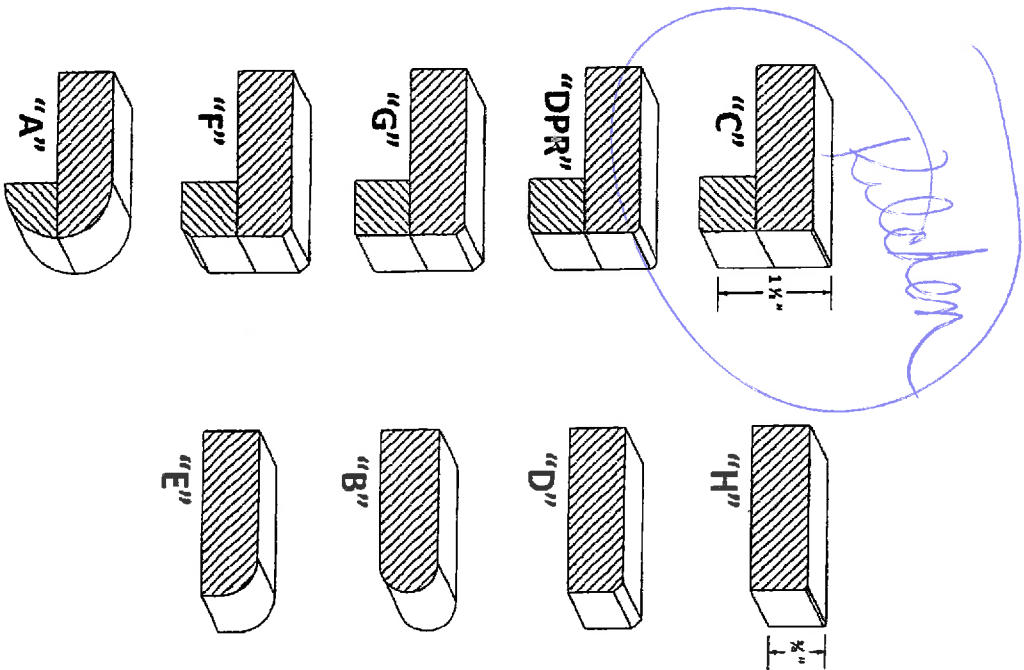
* maturing
high volume

AZ

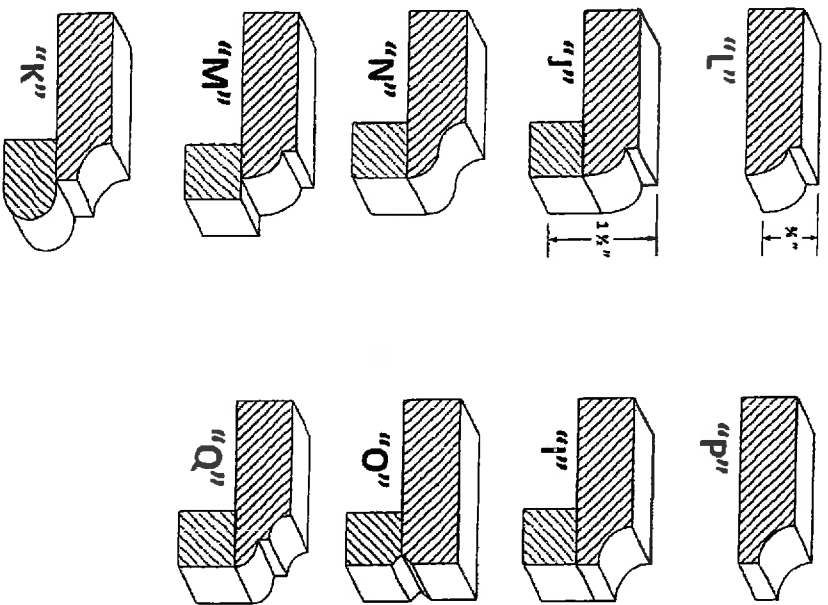
ME.

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



Interstone
LOT / SITE

228-8

[Signature]
PURCHASER SIGNATURE



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

228-8 Travis

DATE:

10/5/17

SITING:

☐

Standard

☐

Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPIN)

☐ AMPS

☐ AMPS

☐ AMPS

☒ STANDARD OPENING 36" X 72"

☐ BUILT IN FRIDGE

☐ WATERLINE REQUIRED

☐ PANELLED/INTEGRATED

☐ FLUSH INSET

REFRIGERATOR

WALL OVENS

☐ 30"

☐ SINGLE

☐ DOUBLE

☐ STEAM OVEN

☐ WARMING DRAWER

☐ AMPS

☐ AMPS

☐ AMPS

☐ AMPS

MICROWAVES

☐ BUILT IN MICRO

☐ MICRO TRIM KIT

☐ OVER THE RANGE

☐ AMPS

☐ MODEL

☐ AMPS

HOOD FANS

☐ CHIMNEY (CENTRE VENT)

☐ UNDER CABINET

☐ FLUSH INSET

☒ 6 INCH (STD)

☐ 8 INCH

☐ 10 INCH

DISHWASHER

☒ 24" (STD SIZE)

LAUNDRY

☐ FRONT LOADING SIDE BY SIDE

☐ STACKABLE

☒ TOP LOAD

ME AT Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

ME AT **NOTE:** It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications after closing.

ME AT Purchaser acknowledges responsibility for providing correct specification for such appliances. The purchaser agrees to deliver forthwith to the Builder the manufacturer's appliance specifications where the size exceeds the standard openings.

ME AT If specs not received, the standard openings as determined by Zancor Homes will be provided. If rework/repair is required due to late specs received, additional costs will be applied.

Appliance Specs are DUE (if not received during appointment):

2 WEEKS FROM SIGNED DATE ABOVE – Specs received after this date and changes are required to accommodate the appliances, an administration fee of minimum \$250 will apply.

*Changes must be approved by head office.

Purchaser Signature

Date

Purchaser Signature

Date

INTERIOR FINISHES ACKNOWLEDGEMENT / WAIVER

Purchaser accepts and acknowledges that the Builder reserves the right to substitute materials with those of equal or better quality where the manufacture, scheduling or delivery of materials may directly impact the Builder's ability to meet its' contractual obligations under the Agreement of Purchase and Sale.

PORCELAIN & NATURAL STONES: Due to the properties of natural stones including but not limited to marble, granite, quartz, no two pieces are exactly the same. Variations in colour, tone, granularity (pitting, fissures) and pattern are to be expected, including various lighting may affect the overall finished look. Stone should never be cleaned with lemon oil or vinegar. The purchaser acknowledges colour and product variations as well as natural imperfections that may exist with the selection of natural stone materials and shall not hold the Vendor liable for provision of same.

STONE COUNTERTOP JOINTS: Purchaser is aware that one joint will be at each corner and on either side of slide-in-range (if applicable). It will also be where the length of the counter top exceeds the length of a stone slab. Slabs are usually approximately 5'x 8'.

CERAMIC TILES: Due to manufacturing, shade (dye lots), product variations may exist that can affect the overall look of the finished product. Although every effort will be made to ensure the colours and materials selected are as close as possible to the samples, the purchaser acknowledges that the sample tiles supplied in the Design Centre may not be identical to the materials installed in the home.

STAIR STAINS: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Factors including but not limited to wood type, knotting, graining, density, age, humidity, and air temperature can result in substantial variations in stain intensity. The purchaser accepts that although the Vendor will do their best to match stain the unfinished stairs as close as possible to the pre-finished floors, it is not possible to have an identical match and that there MAY be shade differences between the two products.

CABINETRY: Due to the natural properties of wood, slight variations apparent with cabinetry are to be expected. This includes but not limited to wood species, wood grain, colour, finish, product variations, and natural imperfections are all factors that may affect the overall look of the finished product. Such factors make exact colour matching impossible. The type and intensity of lighting in the areas of designated cabinetry placement may also highlight characteristics of cabinetry finish. All cabinets shall be finished with a white melamine interior box unless a finished interior is upgraded. Due to building specifications and/or on-site conditions, certain cabinetry upgrades may not be possible. The purchaser acknowledges that the Builder cannot guarantee the cabinetry finish or provision of certain upgrades and shall not hold the Builder liable for provision of same.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

HARDWOOD / LAMINATE FLOORING: Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, colour/stain and wood grain are significant factors that make exact colour matching impossible. The purchaser acknowledges that the hardwood flooring is a pre-finished product in a controlled environment. Expansion, compression and cupping are characteristics of hardwood flooring once installed in the home. The purchaser acknowledges these may become apparent over time and despite the Builders' efforts to install the hardwood flooring materials in keeping with good workmanship, the Builder shall not be responsible nor held liable for minor variances of fluctuation in hardwood flooring materials.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

HARDWOOD / LAMINATE WAIVER:

I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in certain areas. I/We understand there is a concern due to possible water and other substances being frequently splashed or spilled onto the floor and in contravention of Ontario Building Code Section 9.30.1.2(1).
"Finished flooring bathrooms, kitchens, public entrance halls, laundry & general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of

flooring providing similar degrees of water resistance.

I/We are prepared to assume full responsibility for any damage caused to the hardwood floor or subfloor due to moisture absorbency in the mentioned areas, and agree to waive any claims against the Township of residence, TARION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE

LOT

DATE